



Community Development Monthly Report November 2025

Village of Lincolnwood

Phone: (847) 673-7402

Email: commdev@lwd.org

6900 N. Lincoln Ave.

Lincolnwood, IL 60712



CONTENTS

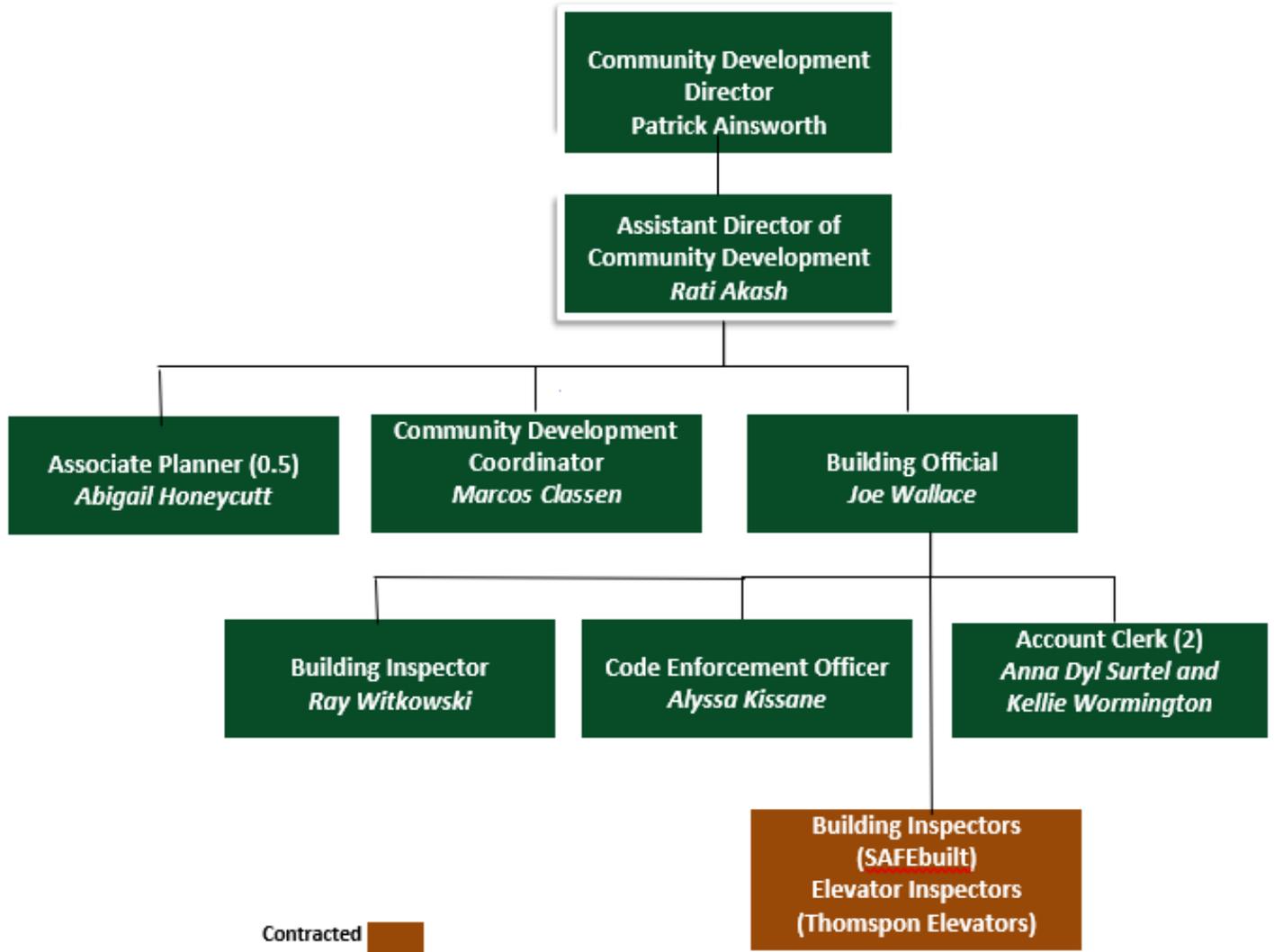
| | |
|------------------------------------|---|
| Organization Chart _____ | 3 |
| Department Overview _____ | 4 |
| Building Permit Summary _____ | 5 |
| Code Enforcement Summary _____ | 7 |
| Boards & Commissions Updates _____ | 8 |



District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department 2025 Organizational Chart



DEPARTMENT OVERVIEW

The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission/Zoning Board of Appeals and Economic Development Commission. Department functions include:

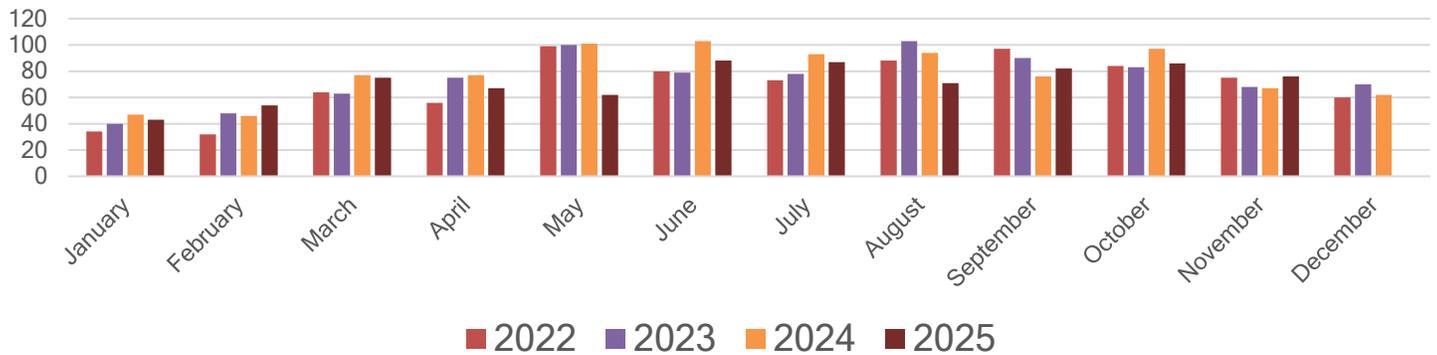
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area Plans
- Business attraction, by working with developers and businesses
- Respond to Inquiries from residents, business owners, and developers

BUILDING PERMIT SUMMARY

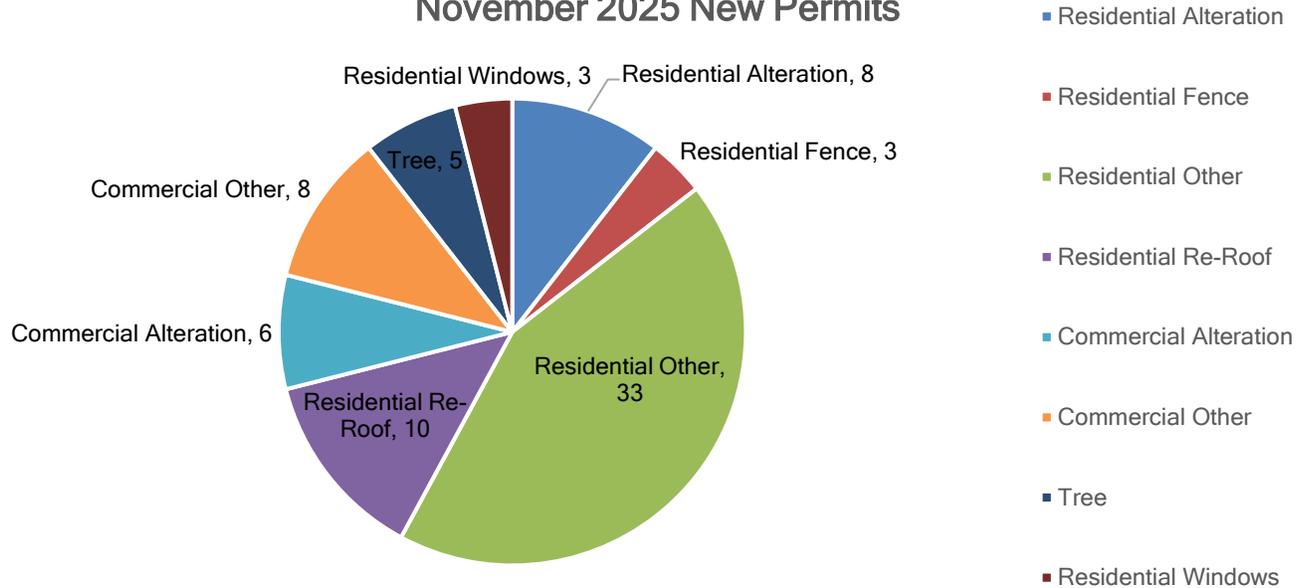
Building Permit Volume

| Building Division Activity | | | |
|-------------------------------------|----------------|--------------|---------------|
| | September 2025 | October 2025 | November 2025 |
| Building Permits Processed | 82 | 94 | 82 |
| Building Permit Revenue | \$108,678.83 | \$55,519.66 | \$39,022.82 |
| Zoning Cases (PC/ZBA) | 0 | 0 | 4 |
| New Construction Valuation | \$2,435,000 | \$0 | \$0 |
| Total Construction Valuation | \$4,709,732 | \$2,36,9950 | \$1,332,420 |

New Permits Issued



November 2025 New Permits



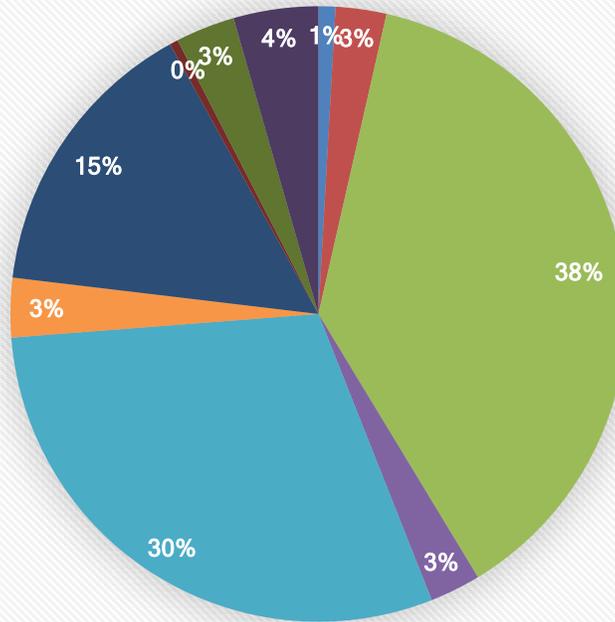
Online Customer Experience Survey

Average Rating 5.00* ★★★★★

*Out of 14 surveys

Inspections

November 2025 Totals



- Residential New ■ Residential Addition ■ Residential Alteration ■ Residential Fence
- Residential Other ■ Residential Re-Roof ■ Commercial Alteration ■ Commercial New
- Commercial Other ■ Flatwork

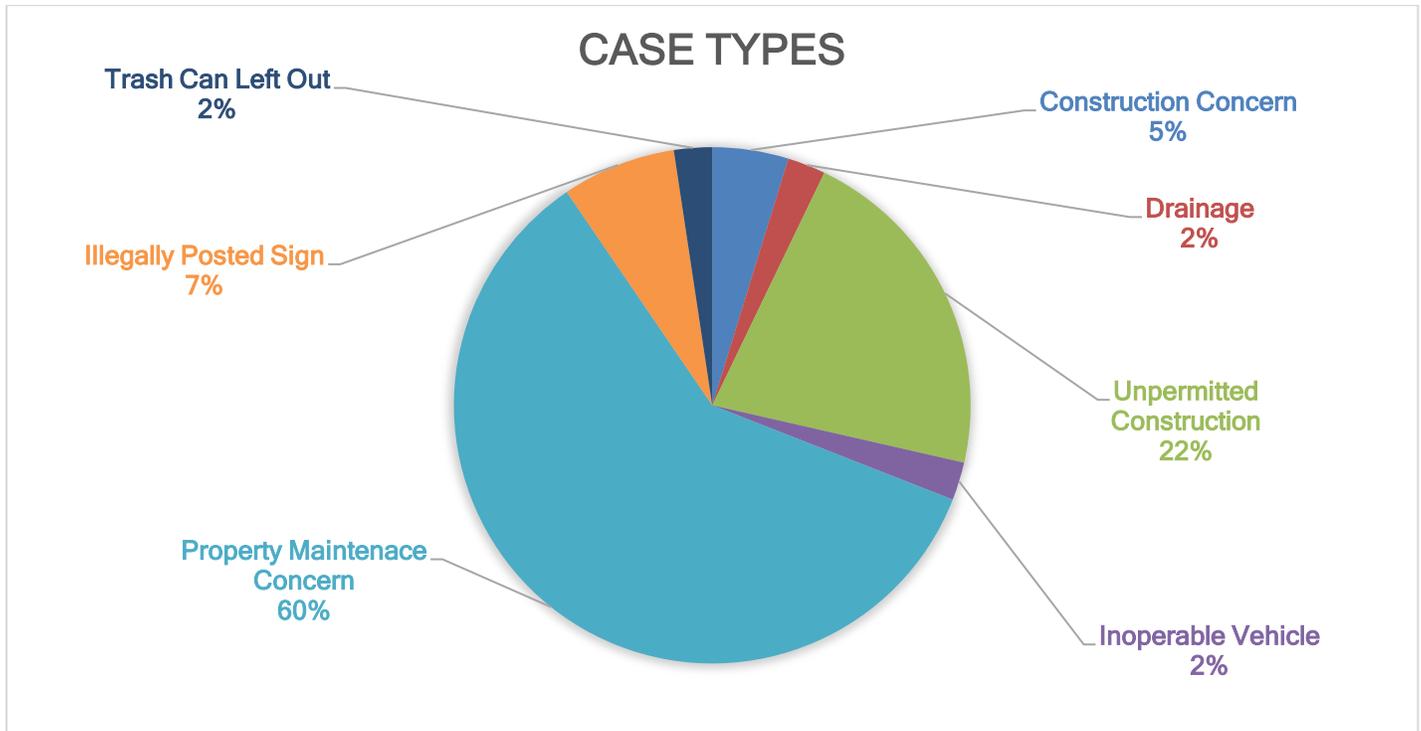
| Inspections by Type – November 2025 | |
|--|------------|
| Permit type | Totals |
| Residential New | 2 |
| Residential Addition | 6 |
| Residential Alteration | 85 |
| Residential Fence | 6 |
| Residential Other | 67 |
| Residential Re-Roof | 7 |
| Commercial Alteration | 34 |
| Commercial New | 1 |
| Commercial Other | 7 |
| Flatwork | 10 |
| Total | 228 |

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for November 2025 are summarized below. As an overview, staff managed the following volume of cases during that period:

- New cases opened: 42
 - Total cases managed: 85
 - Cases closed: 50
 - Cases remaining open: 35
-
- Number of cases adjudicated: 9

| Top Issues |
|------------------------------|
| Property maintenance concern |
| Unpermitted Construction |
| Illegally posted signs |



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): Two meetings were held in the month of November. The text amendment topic of open-air, off-street parking pads was continued at the November 18, 2025 meeting to the February 4, 2026 meeting. Two separate cases requesting a fence variation were discussed and recommended for approval. One case requesting variations for driveway width and impervious surface was discussed and was not recommended for approval.

Economic Development Commission (EDC): No meeting was held in November.

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements. Over 90 percent of the 299 residential units within the mixed-use building are leased. Fat Rosie's Taco and Tequila Bar, Mia Francesca, LensCrafters, and FatPour Tap Works are open for business. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel which will encompass the Residence Inn and SpringHill Suites concepts. During this month, interior improvements continued making more progress including plumbing, drywall installation and HVAC mechanicals. Moreover, Venezia Nails received a second permit for interior work alternations. No opening date has been announced for this business yet.